

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, December 19 2003 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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DEFERRED CASES

V-03-252 Application of **David Green** for a special exception from the zoning regulations to reduce the required parking from 31 to 8 spaces and to allow for off-site parking within 500 feet of the primary use, with 23 spaces provided off-site at 1085 Ponce De Leon Avenue, to allow for an office and commercial addition to an existing property. Property is located at **664 NORTH HIGHLAND AVENUE, N.E.**, and fronts 75 feet on the north side of Blue Ridge Avenue, beginning at the northwest corner of Blue Ridge Avenue and North Highland Avenue. Zoned C-1 (Community Business) District. Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Scott Riley
Council District 5, NPU-N

V-03-256 Application of **Joey Michael** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 10 feet, 2) reduce the side yard setback from the required 20 feet to zero feet, 3) reduce the rear yard setback from the required 20 feet to zero feet, and 4) reduce the total open space from the required 6,476 square feet to 4,970 square feet, to allow for a multi-family development. Property is located at **650 BOULEVARD, N.E.**, and fronts 66.1 feet on the west side of Boulevard, beginning 393.7 feet from the southwest corner of Boulevard and Ponce de Leon Avenue. Zoned RG-4 (Residential General-Sector 4) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Sarah Zarcone
Council District 6, NPU-M

NEW CASES

V-03-319 Application of **Tracy & Alan Wise** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 40 feet, to allow for enclosure of an existing carport and construction of an attached garage on an existing parking pad. Property is located at **2867 CASTLEWOOD DRIVE, N.W.**, and fronts 100 feet on the east side of Castlewood Drive, beginning 559.1 feet from the northeast corner of Castlewood Drive and Dover Road. Zoned R-3 (Single-Family Residential) District. Land Lot 156 of the 17th District, Fulton County, Georgia.
Owner: Alan Wise
Council District 8, NPU-C

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V-03-320 Application of **James S. Grauley** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 3 feet, 6 inches, to allow for an addition to an existing single-family, detached house. Property is located at **1275 BEECH VALLEY ROAD, N.E.**, and fronts 60 feet on the south side of Beech Valley Road, beginning 1,250 feet from the southeast corner of Beech Valley Road and Johnson Road. Zoned R-4 (Single Family Residential) District. Land Lots 55 & 56 of the 18th District, DeKalb County, Georgia.

Owners: James S. and Christy L. Grauley
Council District 6, NPU-F

V-03-321 Application of **Ed Walraven** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 28 feet, and 2) reduce the side yard setback from the required 7 feet to 2 feet, to allow for first- and second-story additions to a single-family, detached house. Property is located at **458 DEERING ROAD, N.W.**, and fronts 50 feet on the south side of Deering Road, beginning 100 feet from the southeast corner of Deering Road and Brooklyn Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 148 of the 17th District, Fulton County, Georgia.

Owner: Stone Professionals
Council District 8, NPU-E

V-03-322 Application of **Jeffrey Dinkle** for a special exception to reduce on-site parking from the required minimum of 25 spaces to 0 spaces, to allow for the conversion of a building use as a grocery store to use as a restaurant. Property is located at **1990 HOSEA WILLIAMS DRIVE, N.E.**, and fronts 91.5 feet on the north side of Hosea Williams Drive, beginning 158 feet from the northwest corner of Hosea Williams Drive and Kirkwood Road. Zoned NC-3 (Kirkwood Neighborhood Commercial District). Land Lot 206 of the 15th District, DeKalb County, Georgia.

Owner: Jeff Dinkle/IDC Properties, Inc.
Council District 5, NPU-O

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- V-03-323** Application of **Allen Hoss** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 25 feet to 0 feet to allow for a second-story addition over an existing garage, and 2) reduce the south side yard setback from the required 10 feet to 7 feet, to allow for a second-story addition to an existing single-family, detached house. Property is located at **3963 N. IVY ROAD, N.E.**, and fronts 65 feet on the east side of N. Ivy Road, beginning at the southeast corner of N. Ivy Road and Stovall Boulevard. Zoned R-3 (Single-Family Residential) District. Land Lot 43 of the 17th District, Fulton County, Georgia.
Owner: Luci Davis
Council District 7, NPU-B
- V-03-324** Application of **Bob Landers** for a special exception from the zoning regulations to 1) reduce on-site parking from the required minimum of 152 spaces to 111 spaces, 2) allow a 6-foot high fence with brick columns in the front yard setback where fences are restricted to no more than 4 feet of height, and 3) allow a 7-foot high entry wall in the front yard setback where walls are otherwise not allowed, to allow for improvements to the usable open space of a senior citizens' residence. Property is located at **3712 MARTIN L. KING, JR. Drive, S.W.**, and fronts 350 feet on the southwest side of Martin L. King, Jr. Drive, beginning 197 feet from the southwest corner of Martin L. King, Jr. Drive and the south right-of-way of Interstate 20. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 15 of the 14FF District, Fulton County, Georgia.
Owner: Misty Amber, L.P.
Council District 10, NPU-M
- V-03-325** Application of **Andrew Carey** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 4 feet, to allow for an addition to the rear of a single-family, detached house. Property is located at **557 WEST END PLACE, S.W.**, and fronts 55 feet on the west side of West End Place, beginning at the northwest corner of West End Place and Eggleston Street. Zoned HC-20G (West End Historic District). Land Lot 117 of the 14th District, Fulton County, Georgia.
Owner: Andrew Carey
Council District 4, NPU-T

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- V-03-326** Application of **William Stephenson** for a variance from the zoning regulations to allow a shared driveway with 2308 Oakview Road, where an independent driveway from a public street would otherwise be required. Property is located at **2312 OAKVIEW ROAD, N.E.**, and fronts 40 feet on the northwest side of Oakview Road, beginning 40 feet from the northwest corner of Oakview Road and Ridgedale Road. Zoned R-4 (Single-Family Residential) District. Land Lot 205 of the 15th District, DeKalb County, Georgia.
Owner: Carmel Industries
Council District 5, NPU-O
- V-03-327** Application of **William Stephenson** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 7 feet, to allow for the construction of a new, single-family, detached house and detached garage. Property is located at **2308 OAKVIEW ROAD, N.E.**, and fronts 40 feet on the northwest side of Oakview Road, beginning at the northwest corner of Oakview Road and Ridgedale Road. Zoned R-4 (Single-Family Residential) District. Land Lot 205 of the 15th District, DeKalb County, Georgia.
Owner: Carmel Industries
Council District 5, NPU-O
- V-03-328** Application of **Georgia Buckhead, LLC** for variances from the zoning regulations as follows: 1) reduce the east side yard setbacks and special yard setbacks of Tract A, which is approximately the western half of the subject property, from the required 15 feet to 0 feet, and 2) reduce the west side yard setbacks and special yard setbacks of Tract B, which is approximately the eastern half of the subject property, from the required 15 feet to 0 feet. Property is located at **3445 and 3463 PIEDMONT ROAD, N.E. (a.k.a. 3475 PIEDMONT ROAD, N.E.)**, and fronts 636 feet on the northeast side of Piedmont Road, beginning at the northwest corner of Piedmont Road and Lenox Road (a.k.a. the Buckhead Loop). Zoned O-I (Office-Institutional) District. Land Lot 62 of the 17th District, Fulton County, Georgia.
Owner: GA-Buckhead, LLC
Council District 7, NPU-B

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V-03-329 Application of **Christina Smarr** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 39 feet, to allow for a second story addition to an existing single-family, detached house. Property is located at **2610 HYDE MANOR DRIVE, N.W.**, and fronts 80 feet on the east side of Hyde Manor Drive, beginning 1,510 feet from the northeast corner of Hyde Manor Drive and Hanover West Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 195 of the 17th District, Fulton County, Georgia.

Owner: Mary Claire Boney
Council District 9, NPU-C

V-03-330 Application of **Shannon Henry** for a variance from the zoning regulations to increase the height of a business identification sign from the required 30 feet to 85 feet. Property is located at **227-37 COURTLAND STREET, N.E.**, and fronts 124.8 feet on the east side of Courtland Street, beginning at the southeast corner of Courtland Street and Harris Street. Zoned SPI-1 (Special Public Interest District 1). Land Lot 51 of the 14th District, Fulton County, Georgia.

Owner: PTO, LLC
Council District 2, NPU-M

V-03-331 Application of **Dane Swanson** for 1) a special exception from the zoning regulations to allow an active recreational use "adjacent" to a public street, and 2) a variance to reduce the half-depth front yard setback from the required 17 ½ feet to 8 feet, to allow for installation of a swimming pool. Property is located at **2281 MELANTE DRIVE**, and fronts 81.6 feet on the east side of Melante Drive, beginning at the northeast corner of Melante Drive and Alco Street. Zoned R-4 (Single-Family Residential) District. Land Lot 5 of the 17th District, Fulton County, Georgia.

Owner: Phillip Klinkenberg
Council District 6, NPU-F

V-03-332 Application of **Shanga Hankerson** for a special exception from the zoning regulations to allow an active recreational use "adjacent" to a public street. Property is located at **1259 WILLIS MILL ROAD, S.W.**, and fronts 166 feet on the west side of Willis Mill Road, beginning 478.5 feet from the northwest corner of Willis Mill Road and Cascade Road. Zoned R-3 (Single-Family Residential) District. Land Lot 201 of the 14th District, Fulton County, Georgia.

Owner: Shanga Hankerson

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Council District 11, NPU-I

V-03-333 Application of **Barbara Hopkins** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 5 feet, 9 inches, to allow for and addition to the first floor of a single-family, detached house. Property is located at **565 HARDENDORF AVENUE, N.E.**, and fronts 50 feet on the east side of Hardendorf Avenue, beginning 250 feet from the northeast corner of Hardendorf Avenue and Harriet Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 239 of the 15th District, Fulton County, Georgia.

Owners: Frank Kmetz and Barbara Hopkins
Council District 5, NPU-N

V-03-334 Application of **Griffin Properties, Inc.** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 40.5 feet and 2) allow parking in the front yard setback where it otherwise would be prohibited, and for 3) a special exception from the zoning regulations to reduce on-site parking from the required minimum of 39 spaces to 36 spaces. Property is located at **50 and 56 OLD IVY ROAD, N.E.**, and fronts 132 feet on the north side of Old Ivy Road, beginning 416.71 feet from the northeast corner of the abandoned portion of Old Ivy Road and Roswell Road. Zoned O-I (Office-Institutional) District. Land Lot 97 of the 17th District, Fulton County, Georgia.

Owner: George H. Myshrall
Council District 7, NPU-B

V-03-335 Application of **G.D. Evan & Associates** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 15 feet, and 2) reduce the west side yard setback from the required 7 feet to 4 feet, to allow for construction of a new, single-family, detached house. Property is located at **602 IRWIN STREET, N.E.**, and fronts 38.2 feet on the north side of Irwin Street, beginning 76.5 feet from the northeast corner of Irwin Street and Randolph. Zoned R-5/LD (Two-Family Residential/Martin Luther King, Jr. Landmark District). Land Lot 19 of the 14th District, Fulton County, Georgia.

Owner: James Maddox
Council District 2, NPU-M

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- V-03-336** Application of **Charles F. Palmer** for variances from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 5 feet and 2) reduce the east side yard setback from the required 7 feet to 0 feet, to allow for a first story addition to a single-family, detached house. Property is located at **2522 ALSTON DRIVE, S.E.**, and fronts 50 feet on the north side of Alston Drive, beginning 150 feet from the northeast corner of Alston Drive and Carter Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 181 of the 15th District, DeKalb County, Georgia.
Owner: East Lake Investments, Inc.
Council District 5, NPU-O
- V-03-337** Application of **Miguel Mason** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 10 feet to 5 feet, and 2) reduce the south side yard setback from the required 10 feet to 5 feet, to allow for a second story addition to a single-family, detached house. Property is located at **1846 WELLBOURNE DRIVE, N.E.**, and fronts 90 feet on the west side of Wellbourne Drive, beginning 857.7 feet from the northwest corner of Wellbourne Drive and Windham Park. Zoned R-3 (Single-Family Residential) District and R-4 (Single-Family Residential District). Land Lot 50 of the 17th District, Fulton County, Georgia.
Owner: Grady Roberts
Council District 6, NPU-F